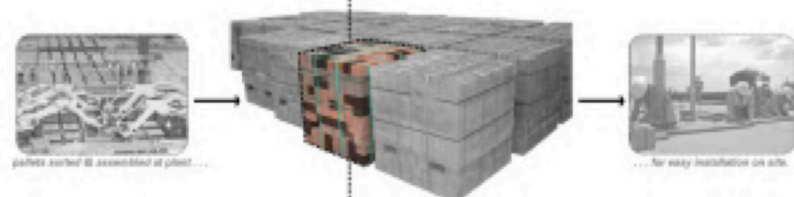
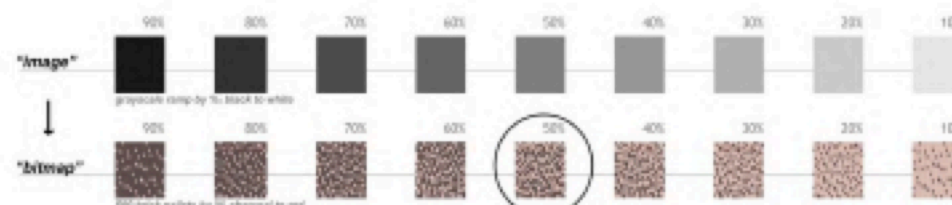
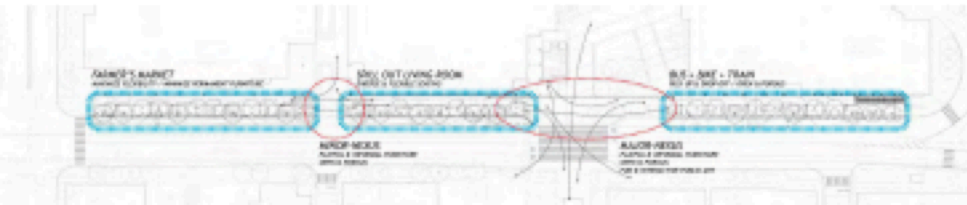


proposed paving strategy

cambridge city standard red brick w/ dark accent = "bitmap" effect

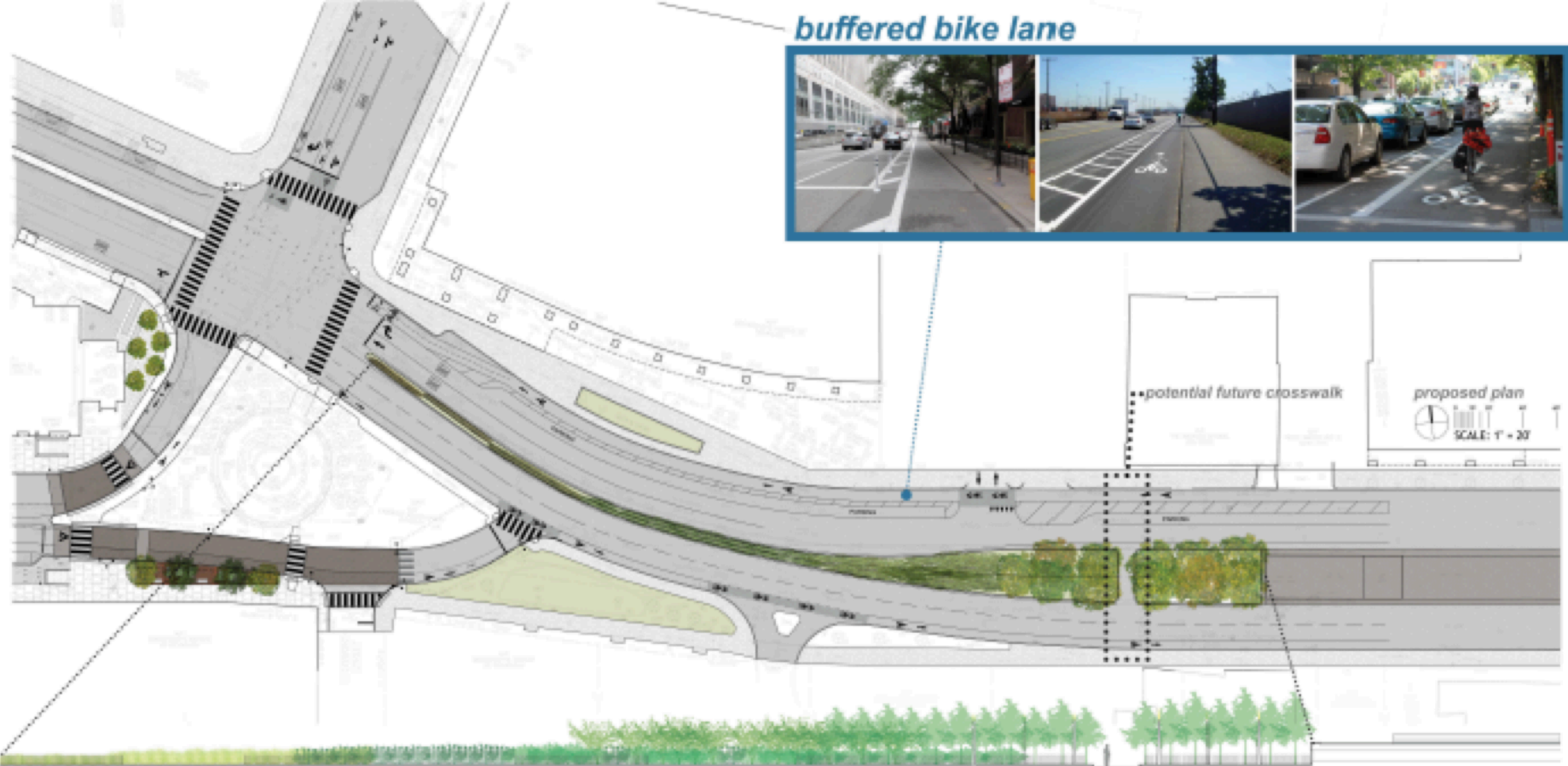


proposed sidewalk spaces



main street, kendall square a playful, inventive public realm for Cambridge's innovation district!

buffered bike lane



special lighting



fencing



planting



main street, kendall square

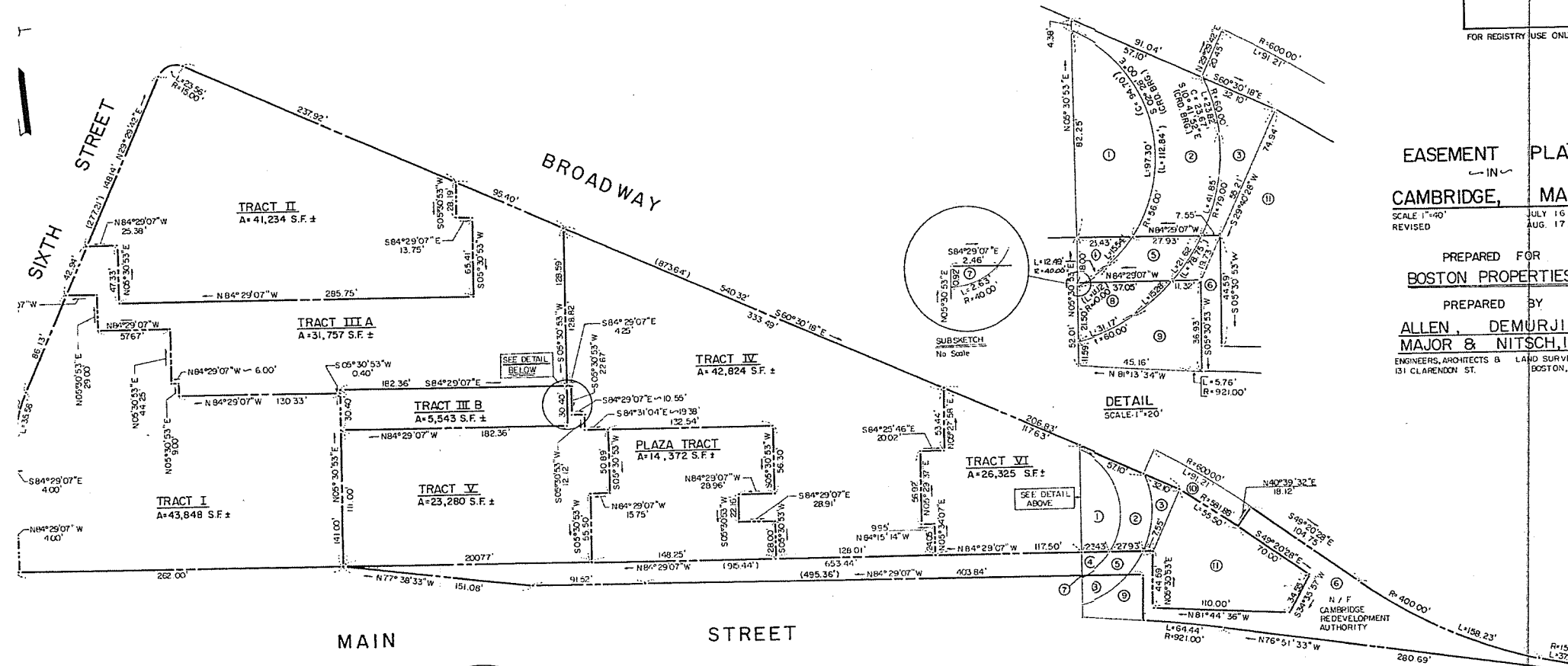


FOR REGISTRY USE ONLY

EASEMENT PLAN
IN
CAMBRIDGE, MASS.
SCALE 1"=40'
REVISED JULY 16,
AUG. 17.

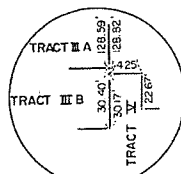
PREPARED FOR
BOSTON PROPERTIES

PREPARED BY
ALLEN, DEMURJIAN
MAJOR & NITSCH, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
131 CLARENDON ST. BOSTON, MA



MAIN

STREET



DETAIL
No Scale

EASEMENTS

TURNAROUND ROADWAY
TRACT VI EASEMENT AREA
OPEN SPACE TRACT
PUBLIC OPEN SPACE

PARCELS

②, ⑤ & ⑧
①, ③ & ⑪
④, ⑥, ⑦, ⑨ & ⑩
①, ③, ④, ⑥, ⑦, ⑨, ⑩, ⑪

PARCEL AREAS (SQUARE FEET ±)

①	2142
②	2060
③	812
④	271
⑤	558
⑥	9787
⑦	1
⑧	569
⑨	1232
⑩	1663
⑪	8056

NOTE:

PROPERTY LINE INFORMATION TAKEN FROM A PLAN ENTITLED "EASEMENT PLAN OF LAND IN CAMBRIDGE, MASS." REVISED JULY 28, 1982, PREPARED BY ALLEN & DEMURJIAN, INC. TOPOGRAPHIC SURVEY PARCEL 4. REVISED DECEMBER 13, 1984, PREPARED BY ALLEN & DEMURJIAN, INC. AND "DISCONTINUANCE OF A PORTION OF MAIN STREET AND THIRD STREET" DATED MARCH 1, 1985, PREPARED BY FAY, SPOFFORD & THORNDIKE, INC.

I HEREBY CERTIFY THAT:
THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JAN. 1, 1978

Lawrence C. Allen
LAWRENCE C. ALLEN

40 0 40 80

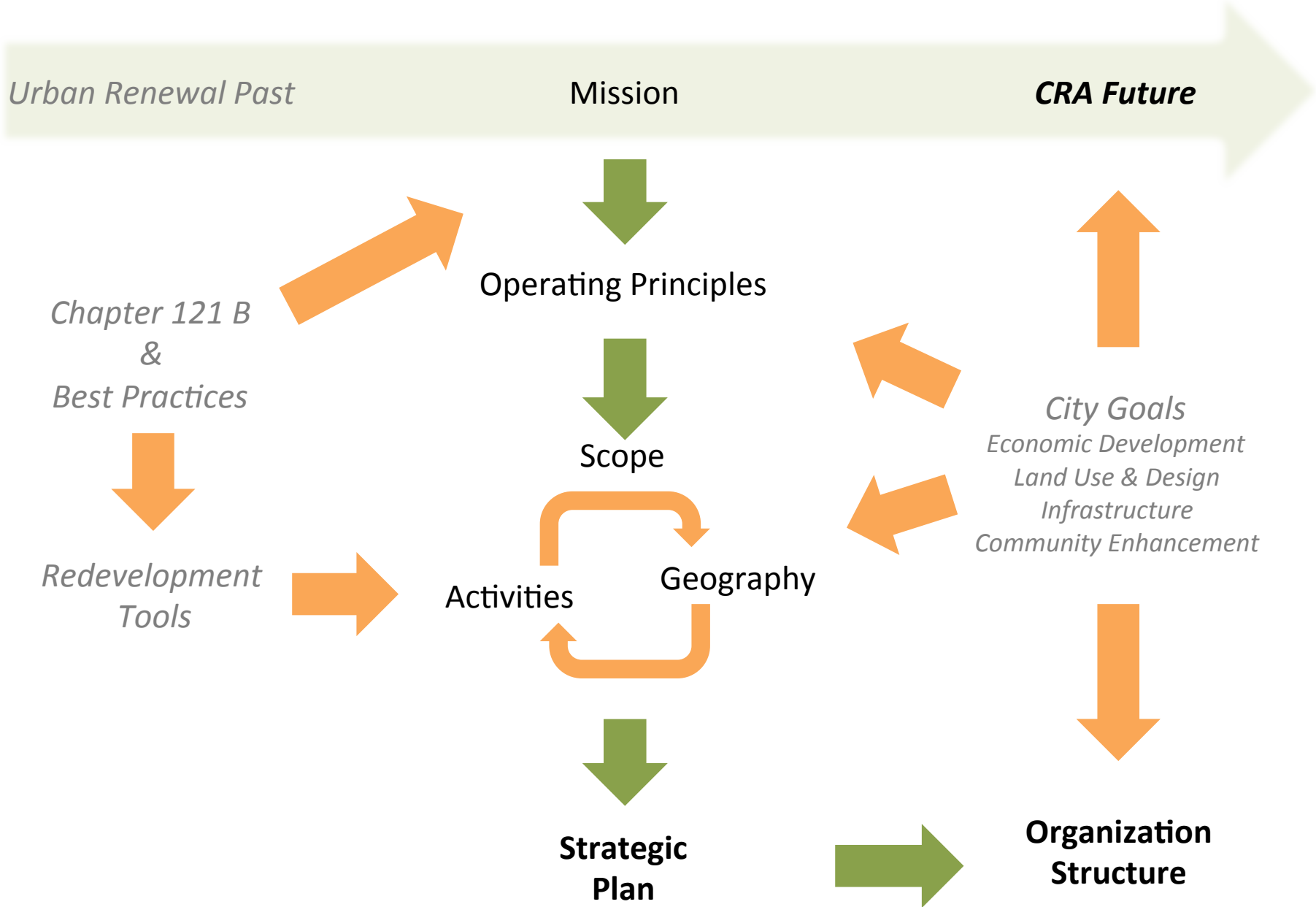
1316

x Registry of Deeds,
Middle District
of Massachusetts
1316 of 1982
2-22-19-87
mfm Doc No. 723
b18360 Page 507

Register

STRATEGIC PLANNING PROCESS

DRAFT



CRA STRATEGIC PLAN

DRAFT

“Redevelopment Authorities have broad powers to plan and implement activities needed to redevelop underutilized, deteriorated or blighted open areas, to encourage new development, and to promote sound growth.” (hwww.mass.gov/housing and economic development, based on Chapter 121b)

Preliminary Questions: CRA Board

1. What is our unique value within the context of City services, non-profit organizations, and the private market?
2. In what activities should we engage and where?
3. Who are our “clients”? Who are we serving?
4. What line of business will generate revenue to sustain the organization?
5. What are key operating principles?

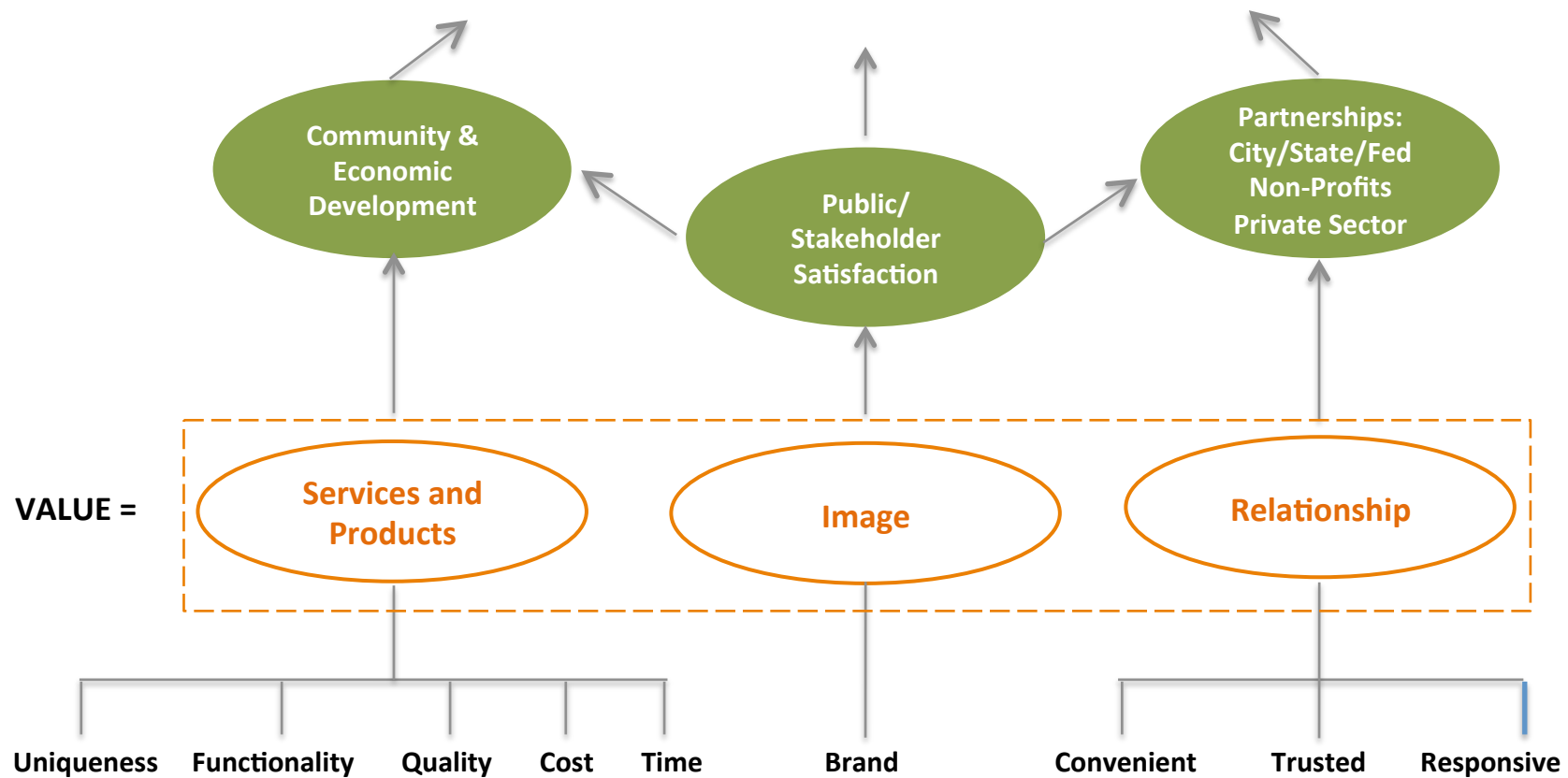
Preliminary Questions: City of Cambridge Community Development

1. What new initiatives do you see on the horizon for your department? What are your key priorities?
2. What are the challenges in implementing these plans, given the roles of government, non-profit organizations, and the private sector?
3. In what way can the CRA add value? In what activities do you think the CRA should engage and where?

VALUE PROPOSITION

DRAFT

1. What is our unique value within the context of City services, non-profit organizations, and the private market?



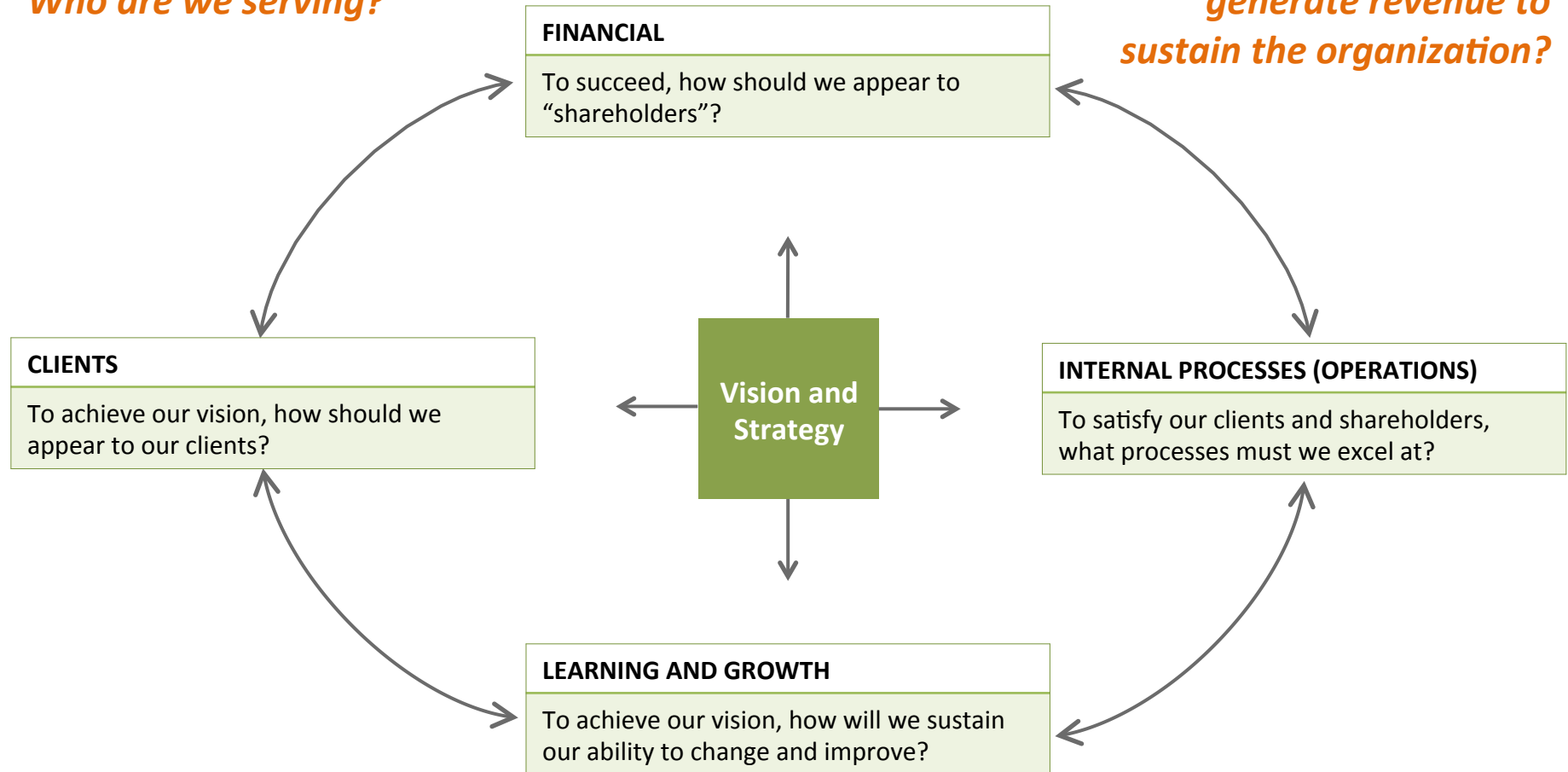
*Adapted from Kaplan, Robert and David Norton,
"Linking the Balanced Scorecard to Strategy."*

STRATEGY FRAMEWORK: BALANCED SCORECARD

DRAFT

*Who are our “clients”?
Who are we serving?*

*What line of business will
generate revenue to
sustain the organization?*



*Evaluation and
assessment*

*What are key
operating principles?*

Adapted from Kaplan, Robert and David Norton,
“Linking the Balanced Scorecard to Strategy.”

FINANCIAL STRATEGY

DRAFT

1. Revenue Growth and Mix: **should we expand programs, identify new projects, and reach new clients?**
2. Cost Reduction/Productivity Improvement: **should we further lower direct costs, reduce indirect costs, and share common resources with others?**
3. Asset Utilization: **should we utilize and ultimately close out our capital resources?**

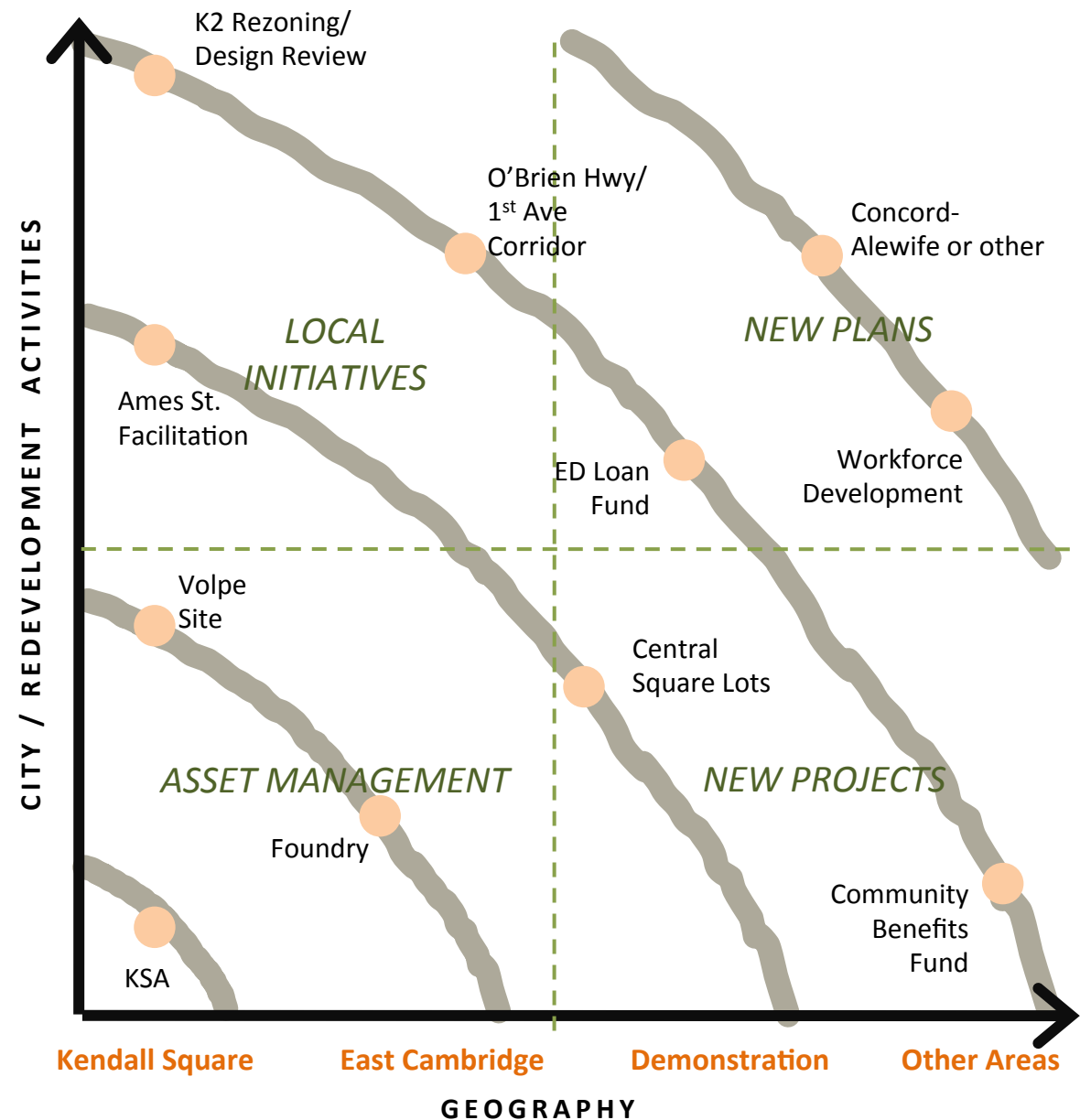
		Financial Themes		
		Revenue Growth and Mix	Cost Reduction/ Productivity Improvement	Asset Utilization
Business Strategy	Growth	<i>New Projects</i>		
	Sustain		<i>Current Status</i>	
	Mature			<i>Fund Management</i>

Adapted from Kaplan, Robert and David Norton,
"Linking the Balanced Scorecard to Strategy."

FUTURE SCENARIOS

DRAFT

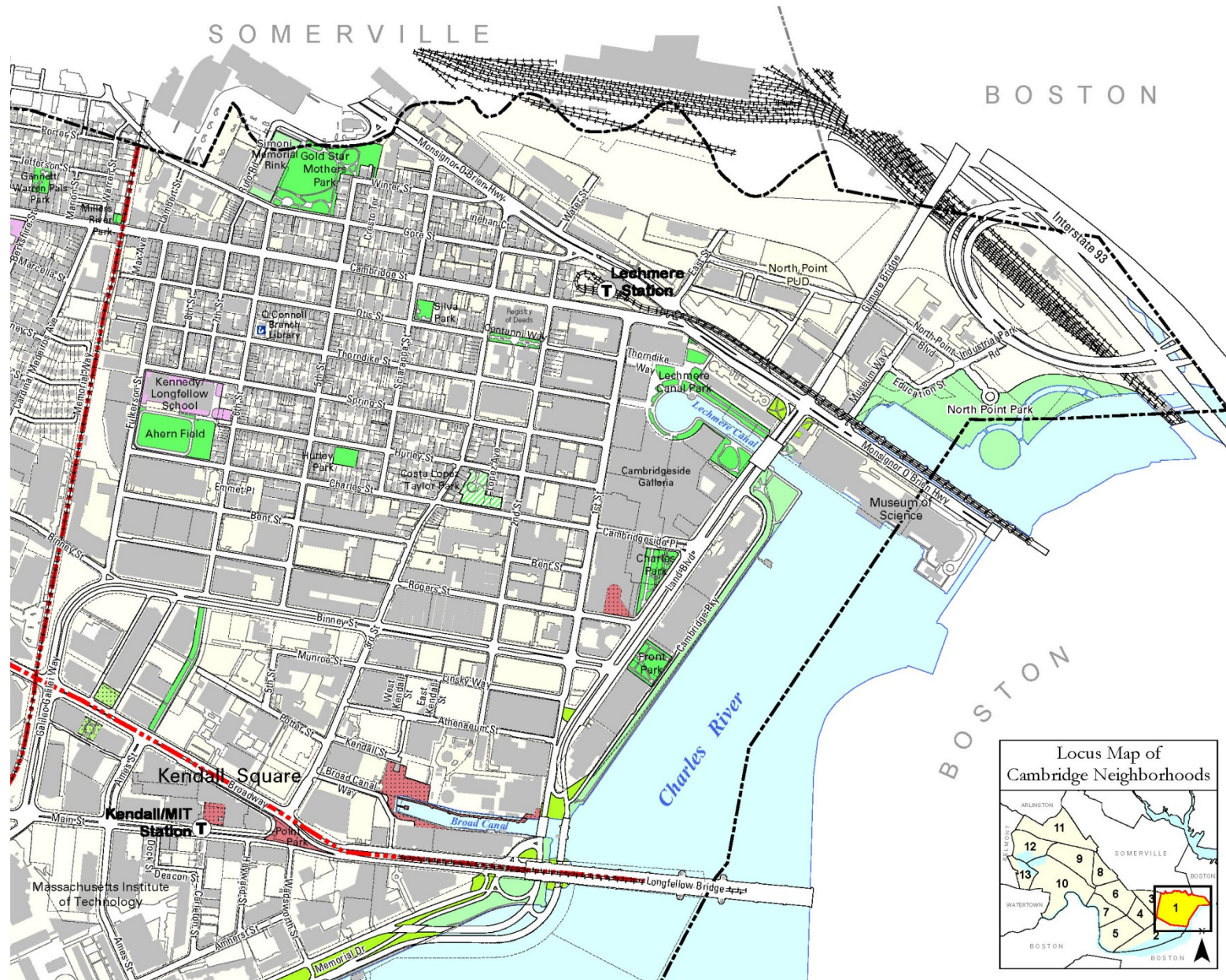
- PLANNING/POLICY**
 - Vision
 - Zoning/Entitlements
 - Design Review
- PROGRAMS**
 - Affordable Housing
 - Workforce Development
 - Econ. Development Loan Fund
- REAL ESTATE TRANSACTIONS**
 - Acquisition/Disposition
 - Remediation/Site Prep
 - Financing/Funding Programs
 - Master Develop./Infrastructure
 - Project Development
- MANAGEMENT**
 - District Management
 - Property Mgmt./Repositioning
 - Open Space Management
 - Community Benefits Fund



● Examples of projects / initiatives

EAST CAMBRIDGE

DRAFT



DRAFT

As adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1355 of April 8, 2013. Overlay Districts do not appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.

Zoning Districts

Cambridge, Massachusetts

As adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1355 of April 8, 2013. Overlay Districts do not appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.

Community Development Department
April 2013

Zoning Districts

A-1 Residence A-1	O-2A Office-2A	BC Business C	MXD Mixed Use Development	SD-2 Special District-2	SD-9 Special District-9
A-2 Residence A-2	O-3 Office-3	BC-1 Business C-1	ASD Ames Street District	SD-3 Special District-3	SD-10F

Map prepared by Brendan Monroe on April 26, 2013. CDD GIS C:\Projects\Zoning\Zoning11x17.mxd